Karen Johnson Davidson County
Batch# 912695 DEEDWARR
09/06/2022 10:49:33 AM 2 pgs
Fees: $13.00 Taxes: $1,406.00
20220906-0099738

WARRANTY DEED

DIANA L. GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BS-EX-22-1621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR V
FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harrison Straton	**Lending Hand Mortgage, LLC**	
(NAME)	(NAME)	**069-16-0-051.00**
1621 E Stewarts Ln	**510 Lentz Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Madison, Tennessee 37115**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELIJAH BROOKS**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HARRISON STRATON, AS SOLE OWNERSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain tract or parcel of land in the 13th, formerly 23rd Civil District of said County, described as follows:

Beginning at a point in the Northerly margin of East Stewart Lane, the common corner between L. A. White and George Barfield marked by an iron pin; thence North 70 degrees 30 minutes East 129 feet to an iron pin in the Northerly margin of East Stewart Lane; the point of beginning; thence continuing with the Northerly margin of East Stewart Lane 105 feet to an iron pin; thence North 24 degrees 30 minutes West 100 feet to an iron pin in the Southerly margin of Cedar Grove; thence South 83 degrees 30 minutes West 50 feet to an iron pin; thence North 89 degrees West 55 feet to an iron pin; thence South 24 degrees 30 minutes East 124 feet to the point of beginning, containing 2.71 acres.

Being the same property conveyed to Elijah Brooks by Warranty Deed from Riley Baxter, III, Karen Woodruff, Jessica Brooks, Effie Hargrove, Angela Baxter of record in Instrument No. 20220208-0014509 Register's Office for Davidson County, Tennessee, dated February 04, 2022 and recorded on February 08, 2022 and Affidavit of Scrivener' s Error recorded on March 29, 2022 in Instrument Number 20220329-0035837.

Specific Power of Attorney where Elijah Brooks appoints Malik Brooks as his Attorney in Fact is of record in Instrument No. 20220829-0097321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1621 E Stewarts Ln, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 2 DAY OF SEPTEMBER, 2022.

Elijah Brooks by Malik Brooks as Attorney in Fact
Elijah Brooks by Malik Brooks his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALIK BROOKS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIJAH BROOKS, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIJAH BROOKS.

Witness my hand and official seal, this the 2nd of September, 2022.

Lindsay B. Fattal
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212